

IN RE: PETITION FOR ADMIN. VARIANCE	* BEFORE THE
S/S Clifton Forge Circle, 550' N	* ZONING COMMISSIONER
of the c/l Stuart Mills Place	* OF BALTIMORE COUNTY
(6435 Clifton Forge Circle)	* Case No. 99-2-A
1st Election District	*
1st Councilmanic District	
Richard T. Lockie, et ux	
Petitioners	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, Richard T. and Marty-Marie Lockie. The Petitioners seek relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 7.5 feet in lieu of the required 10 feet, and a combined side yard setback of 18 feet in lieu of the required 25 feet for a proposed 24' x 33' garage addition. The subject property and relief sought are more particularly described on the site plan submitted with the Petition filed and marked into evidence as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted. In the opinion of the Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R.


ORDER RECEIVED FOR FILING
 Date 7/29/98
 By [Signature]

Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 29th day of July, 1998 that the Petition for Administrative Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 7.5 feet in lieu of the required 10 feet, and a combined side yard setback of 18 feet in lieu of the required 25 feet for a proposed 24' x 33' garage addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The Petitioners shall not allow or cause the garage to be converted to a second dwelling unit and/or apartments. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 7/29/98
By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

July 29, 1998

Mr. & Mrs. Richard T. Lockie
6435 Clifton Forge Circle
Catonsville, Maryland 21228

RE: PETITION FOR ADMINISTRATIVE VARIANCE
S/S Clifton Forge Circle, 550' N of the c/l Stuart Mills Place
(6435 Clifton Forge Circle)
1st Election District - 1st Councilmanic District
Richard T. Lockie, et ux - Petitioners
Case No. 99-2-A

Dear Mr. & Mrs. Lockie:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: People's Counsel

✓ File





Petition for Administrative Variance

99-2-A

to the Zoning Commissioner of Baltimore County

for the property located at 6435 CLIFTON ^{Forge} Circle
which is presently zoned DR 3.5

This Petition shall be filed with the Dept. of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

side yard setback of 7.5' in lieu of the required 10' and to allow a
a combined side yard setback of 18' in lieu of the required 25' Section 1B02.3.c.1

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Side 10 FT setback prevents construction of a two car garage. Garage requires 24 FT. present zoning only allows 21.5 FT. Fireplace protrusion inhibits full use of garage. Request relief of 10 FT setback to 7.5 FT.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

I/We do solemnly declare and affirm under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s)

Marty-Marie Lockie

(Type or Print Name)

Marty-Marie Lockie

Signature

Richard T. Lockie

(Type or Print Name)

R. T. Lockie

Signature

6435 CLIFTON Forge circle

(410)-788-6067 (H)

Address

(410)-765-0048 (W)

CATONSVILLE, MD 21228

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Name

Address

Phone No

A Public Hearing having been requested and/or found to be required it is ordered by the Zoning Commissioner of Baltimore County, this ___ day of ___, 19___ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted

Zoning Commissioner of Baltimore County

REVIEWED BY: BR

DATE: 7/11/98

ESTIMATED POSTING DATE: 7/19/98

Printed with Soybean Ink
on Recycled Paper

ITEM #: 2

ORDER RECEIVED FOR FILING

Date: 7/19/98

Affidavit in support of 99-2-A Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 6435 CLIFTON Forge Circle
address
CATONSVILLE md 21228
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

present Building code prohibits any Building structure from being closer than 10 FT from an interior Lot Line. An attached two car garage is to be erected on the South side of the present house. The two car garage requires 24 FT. the present 10 FT setback limits the garage to 21.5 FT. The South side five place 2.2 FT protrusion also inhibits full use of a 21.5 FT two car garage. Request 10 FT setback be reduced to 7.5 FT to allow a 24 FT two car garage

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

(signature)

Marty-Marie Lockie
(type or print name)



(signature)

Richard T. Lockie
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 29 day of 6, 1998, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

date

6-29-98

NOTARY PUBLIC

My Commission Expires:

ROBERT DELAWDER
NOTARY PUBLIC
STATE OF MARYLAND
MY COMMISSION EXPIRES 5-29-02

Affidavit in support of 99-2-A Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 6435 CLIFTON Forge Circle
address
CATONSVILLE md 21228
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

present Building code prohibits any Building structure
from being closer than 10 FT from an interior Lot
line. An attached two car garage is to be erected
on the South side of the present house. the two
car garage requires 24 FT. the present 10 FT Setback
Limits the garage to 21.5 FT. the South side five
place 2.2 FT protrusion also inhibits full use of a
21.5 FT two car garage. Request 10 FT Setback be reduced to
7.5 FT to allow a 24 FT two car garage

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

(signature)
Marty-Marie Lockie
(type or print name)



(signature)
Richard T. Lockie
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 29 day of 6, 19 98, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

C-29-98
date

[Signature]
NOTARY PUBLIC

My Commission Expires:

ROBERT DELAWDEF
NOTARY PUBLIC
STATE OF MARYLAND
MY COMMISSION EXPIRES



Petition for Administrative Variance

99-2-A

to the Zoning Commissioner of Baltimore County

for the property located at 6435 CLIFTON^{Forge} Circle
which is presently zoned DR 3.5

This Petition shall be filed with the Dept. of Permits & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) Section 1302.3.C.1 to allow a side yard setback of 7.5' in lieu of the required 10' and to allow a combined side yard setback of 18' in lieu of the required 25'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Side 10 FT SETBACK PREVENTS CONSTRUCTION OF A TWO CAR garage. Garage requires 24 FT. PRESENT ZONING ONLY ALLOWS 21.5 FT. FIREPLACE PROTRUSION INHIBITS FULL USE OF garage. REQUEST RELIEF OF 10 FT SETBACK TO 7.5 FT.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

(We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition)

Legal Owner(s)

Marty-Marie Lockie

(Type or Print Name)

Marty-Marie Lockie

Signature

Richard T. Lockie

(Type or Print Name)

Richard T. Lockie

Signature

6435 CLIFTON Forge circle

(410)-788-6067 (H)

Address

(410)-788-765-0048 (W)

CATONSVILLE, md 21228

City

State

Zipcode

Name Address and phone number of representative to be contacted

Name

Address

Phone No

A Public Hearing having been requested and/or found to be required it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: BR DATE: 7/1/98

ESTIMATED POSTING DATE: 7/14/98



Printed with Soybean Ink
on Recycled Paper

ITEM #: 2

6/21/98

ZONING DESCRIPTION FOR 6435 Clifton Forge Circle.

99-2-A

Beginning at a point on the ^{west} ~~South~~ side of Clifton Forge Circle which is 24 feet wide at the distance of 550 feet ^{west} ~~West~~ of the centerline of the nearest improved intersecting street Stuart Mills Place which is 24 feet wide. Being lot # 8, Block J, Section 1 in the subdivision of Woodbridge Valley as recorded in Baltimore County Plat Book # 4, Folio 112, containing 9985.1 square feet. Also known as 6435 Clifton Forge Circle and located in the 1st Election District, 1 th Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 056175

DATE 7/1/98 ACCOUNT ROO1-6150

AMOUNT \$ 50.00

RECEIVED FROM: Lockie

FOR: Variance 99-2-A

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER
Item # 2

PAID RECEIPT

PROCESS ACTUAL TIME
7/01/1998 7/01/1998 13:28:32
NEW 48005 CASHIER LSH LNS PARKER 5
5 MISCELLANEOUS CASH RECEIPT
Receipt # 062856
CR NO. 056175

50.00 CASH
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 99-002-A

Petitioner/Developer: _____

MR. RICHARD LOCKIE

Date of Hearing/Closing: 8-3-98

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at _____

6435 CLIFTON FORGE CIRCLE
BALTIMORE MD. 21228

The sign(s) were posted on JULY 14TH 1998
(Month, Day, Year)

Sincerely,

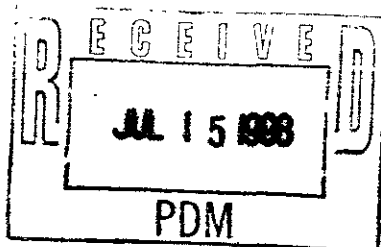
Garland E. Moore
(Signature of Sign Poster and Date)

GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

BALTIMORE, MD. 21227
(City, State, Zip Code)

(410) 242-4263
(Telephone Number)





ZONING NOTICE

ADMINISTRATIVE

VARIANCE

CASE # 99-002-A
TO PERMIT A SIDE YARD
SETBACK OF 7.5 FT. IN LIEU OF
THE REQUIRED 10 FT. AND 18 FT.
SUM OF THE SIDE YARDS
SETBACKS IN LIEU OF THE
REQUIRED 25 FT.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE. PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON AUG. 3, 1998

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVE.
TOWSON, MD 21204

TEL 887-3391

FOR MORE INFO, CALL THE PLZ. OFFICE OR VISIT OUR WEBSITE AT: www.baltimorecountymd.gov
MEETING IS HANDICAP ACCESSIBLE

CERTIFICATE OF POSTING

RE: Case No.: 99-002-A

Petitioner/Developer: _____

MR. RICHARD LOCKIE

Date of Hearing/Closing: 8-3-98

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

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were posted conspicuously on the property located at _____

6435 CLIFTON FORGE CIRCLE

BALTIMORE, MD. 21228

The sign(s) were posted on JULY 14TH 1998
(Month, Day, Year)

Sincerely,

Garland E. Moore
(Signature of Sign Poster and Date)

GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

BALTIMORE, MD. 21227
(City, State, Zip Code)

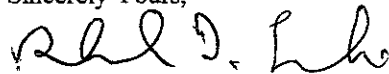
(410) 242-4263
(Telephone Number)

7/28/98

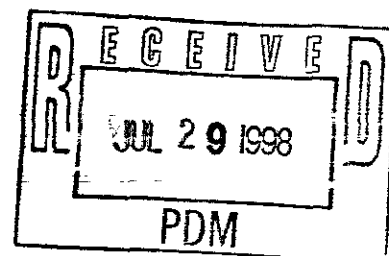
Zoning Review
Department of Permits and Development Management
111 West Chesapeake Avenue
Room 111
Towson, MD 21204

Enclosed is the certificate of posting for my zoning variance at 6435 Clifton Forge Circle, Baltimore, Md, 21228. If there any questions contact Richard Lockie at (410)-788-6067

Sincerely Yours,

A handwritten signature in cursive script, appearing to read "Richard Lockie".

Richard Lockie



ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 99-002-A
TO PERMIT A SIDE YARD
SETBACK OF 7.5 FT. IN LIEU OF
THE REQUIRED 10 FT. AND 18 FT.
SUM OF THE SIDE YARDS
SETBACKS IN LIEU OF THE
REQUIRED 25 FT.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
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THE PROPOSED VARIANCE. PROVIDED IT
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4:30 p.m. ON AUG. 3, 1998

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVE.
TOWSON, MD 21204

TEL. 887-3391

MEETING IS HANDICAP ACCESSIBLE





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

July 23, 1998

Mr. & Mrs. Richard Lockie
6435 Clifton Forge Circle
Catonsville, MD 21228

RE: Item No.: 2
Case No.: 99-2-A
Location: 6435 Clifton Forge
Circle

Dear Mr. & Mrs. Lockie:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on July 1, 1998.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink that reads "W. Carl Richards Jr./scj".

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

FROM: R. Bruce Seeley. *RBS/PP*
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: *July 13, 98*

DATE: *7/22/98*

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: *492*
601
(2)
3
4
5
6
7
8

RBS:sp

BRUCE2/DEPRM/TXTS8P

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: July 16, 1998

FROM: *RWB* Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for July 20, 1998
Item Nos. 492, 001, 002, 003, 004,
005, 006, 007, 008, 009, and 010

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
(410)887-4880

July 22, 1998

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF JULY 13, 1998

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

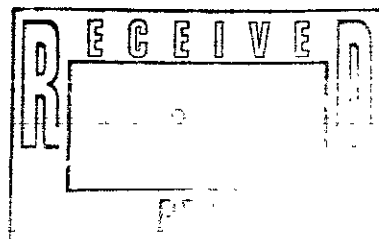
8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

001, 002, 003, 004, 005, 006, 007, 009, 010

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

DATE: July 10, 1998

FROM: Arnold F. "Pat" Keller, III, Director
Office of Planning

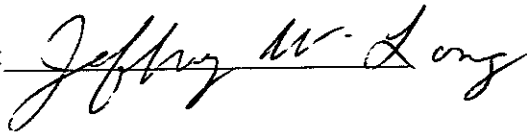
SUBJECT: Zoning Advisory Petitions

The Planning Office has no comments on the following petitions (s):

Item No. 492, 2, 3, 4, 9, and 10

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at (401) 887-3495.

Section Chief:

A handwritten signature in cursive script, reading "Jeffrey W. Long", written over a horizontal line.

AFK/JL



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

David L. Winstead
Secretary

Parker F. Williams
Administrator

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 7-14-94
Item No. 002 BR

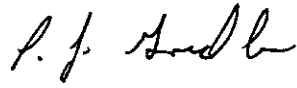
Dear Ms. Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Thank you for the opportunity to review this item.

Very truly yours,


for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

SW.1-G



PLEASANT HILL CT.

DOE HILL CT.

VALLEY RD.

GATEFIELD

HOFFFIELD CT.

CLIFTON

FORGE

CIR.

IRON GATE CT.

STUART

MILLS

PL.

VALLEY

D.R. 3.5

DR.

WESTERIA DR.

BLACK RIDGE CT.

#2

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

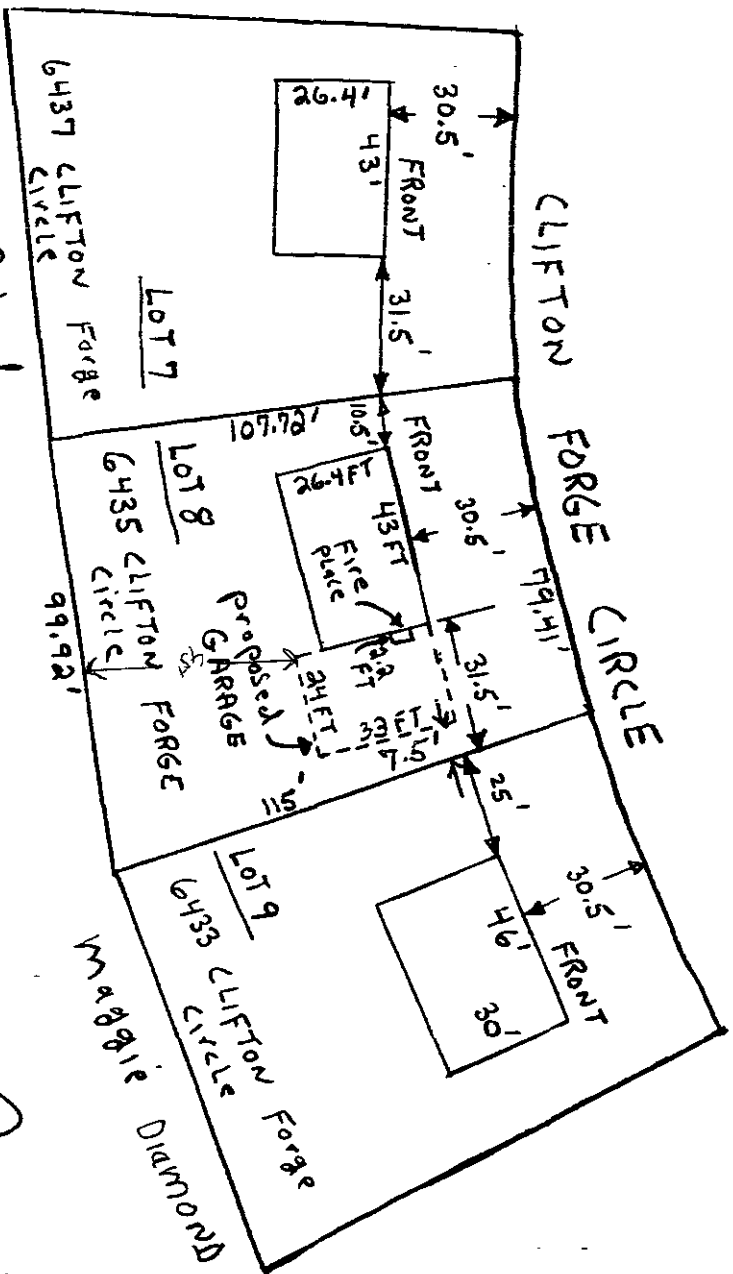
PROPERTY ADDRESS: 6435 CLIFTON Forge Circle

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: Woodbridge Valley

plat book# 1, folio# 118, lot# 8, section# 1

OWNER: Richard & Mary-Morie Lockie

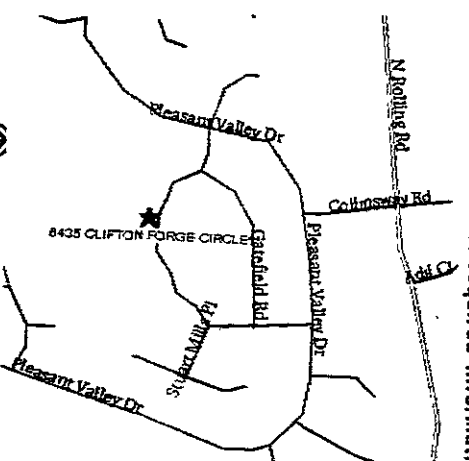


Nancy & Richard Reinhard

← School property →

[Handwritten signature]

North
date: 6/29/98
prepared by: RTL Scale of Drawing: 1" = 40'



LOCATION INFORMATION

Election District: 1
Councilmanic District: 1

1"=200' scale map#: SW T-6

Zoning: RS-3.5
Lot size: 0.229 acreage 9985.1 square feet

SEWER: ☒ public ☐ private
WATER: ☒ public ☐ private
Chesapeake Bay Critical Area: ☐ yes ☒ no
Prior Zoning Hearings: NONE

Zoning Office USE ONLY

reviewed by: _____ ITEM #: _____ CASE#: _____

3H 2 99-2-A

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

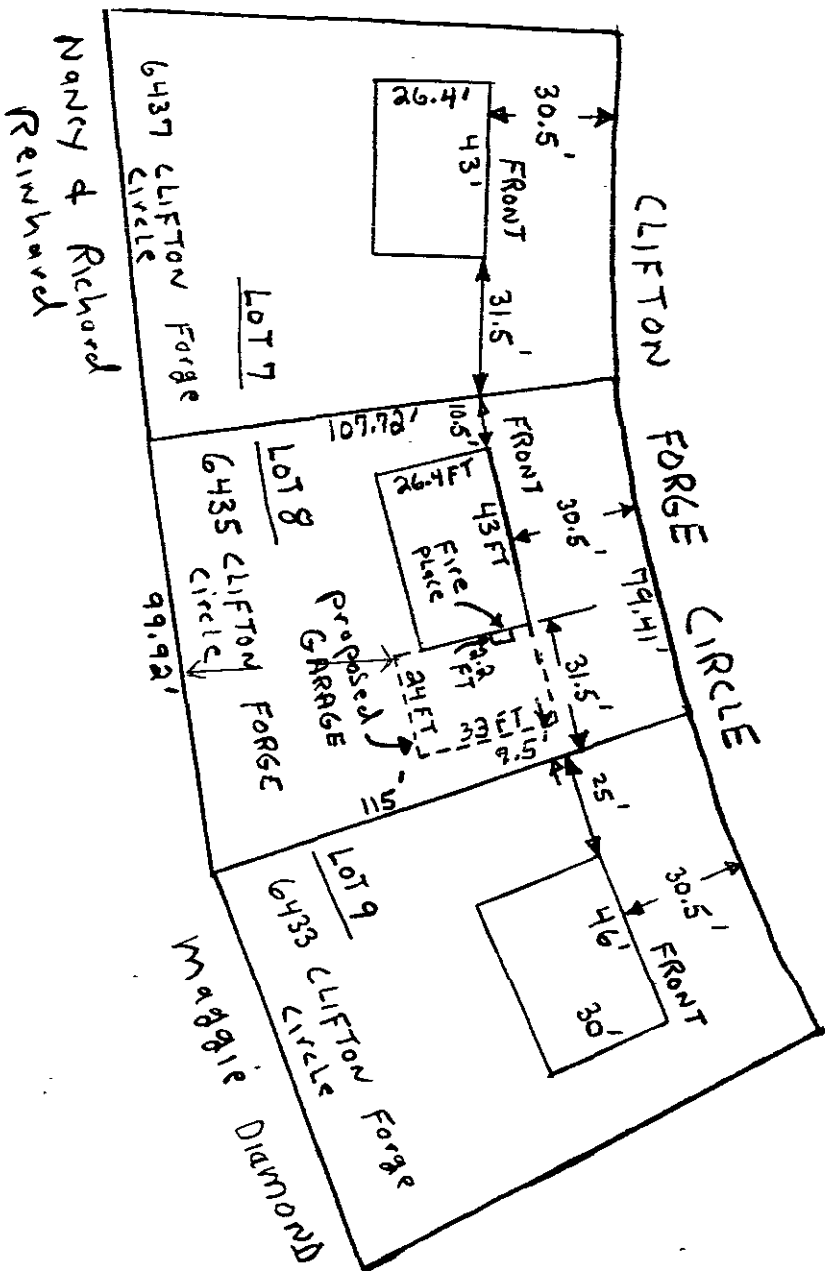
PROPERTY ADDRESS: 6435 CLIFTON Forge Circle

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: Woodbridge Valley

plat book# 1, folio# 112, lot# 8, section# 1

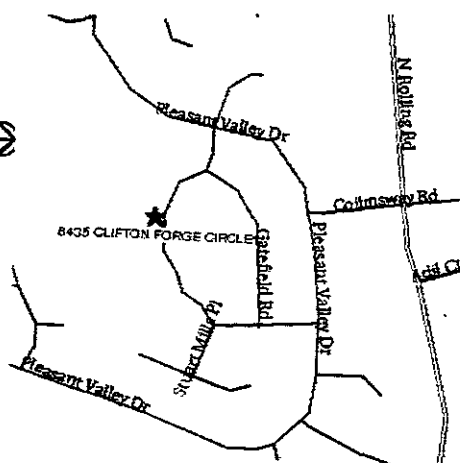
OWNER: Richard & Mary-Morie Lockie



← School property →

North
date: 6/29/98
prepared by: RTL

Scale of Drawing: 1" = 40'



Vicinity Map
Scale: 1" = 1000'

LOCATION INFORMATION

Election District: 1

Councilmanic District: 1

1" = 200' scale map#: S.W. I-G

Zoning: DR3.5

Lot size: 0.229 9985.1
acreage square feet

SEWER: ☒ public ☐ private
WATER: ☒ ☐

Chesapeake Bay Critical Area: ☐ ☒

Prior Zoning Hearings:

NONE

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE#: _____

BR 2 99-2-1

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

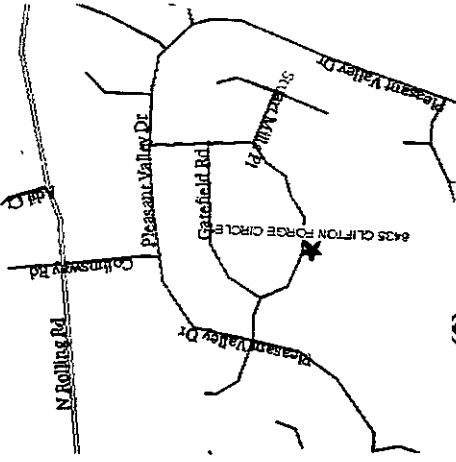
PROPERTY ADDRESS: 6435 CLIFTON Forge Circle

Subdivision name: Woodbridge Valley

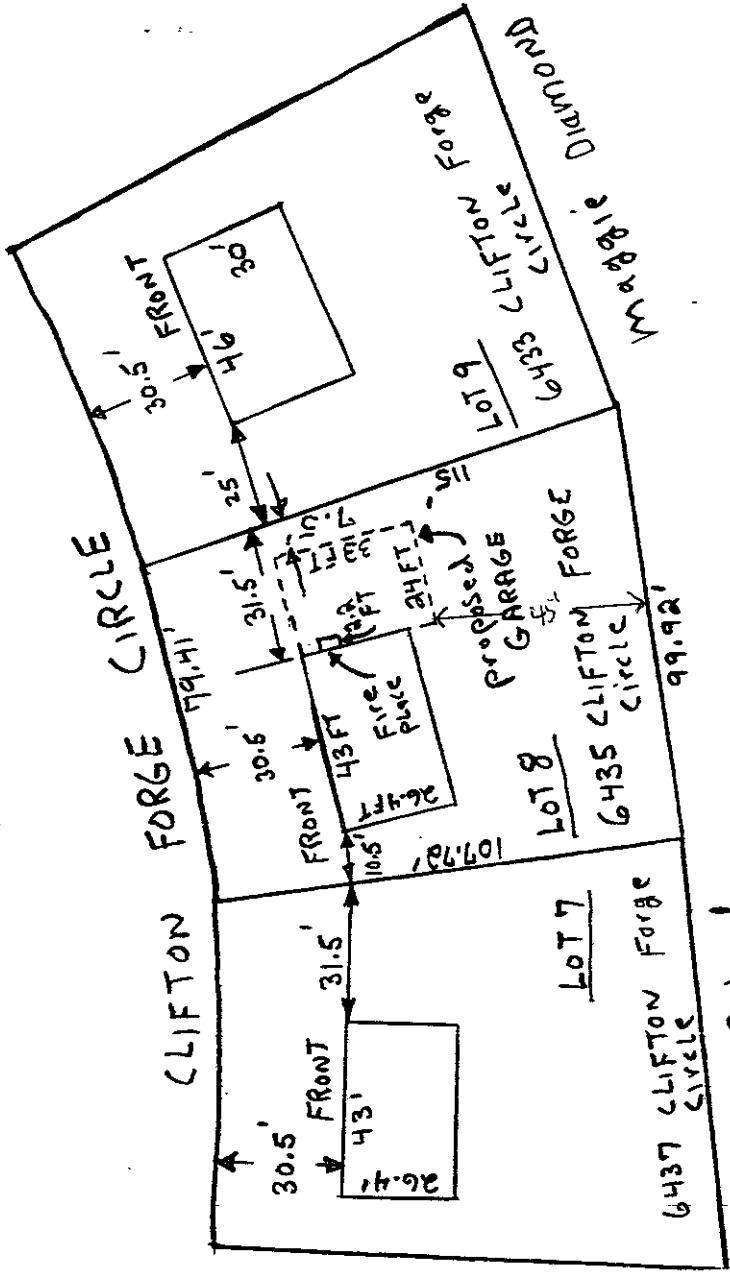
plat book # 1, folio # 112, lot # 8, section # 1

OWNER: Richard & Mary-Morie Lockie

see pages 5 & 6 of the CHECKLIST for additional required information



Vicinity Map
scale: 1"=1000'



Nancy & Richard Reinhard

← School property →



North
date: 6/29/98

prepared by: RTL

Scale of Drawing: 1"= 40'

LOCATION INFORMATION

Election District: 1
Councilmanic District: 1

1"=200' scale map: S.W. I-G

Zoning: DR 3.5

Lot size: 0.229 acreage 9985.1 square feet

public private
SEWER: ☒ ☐
WATER: ☒ ☐
Chesapeake Bay Critical Area: ☒ ☐

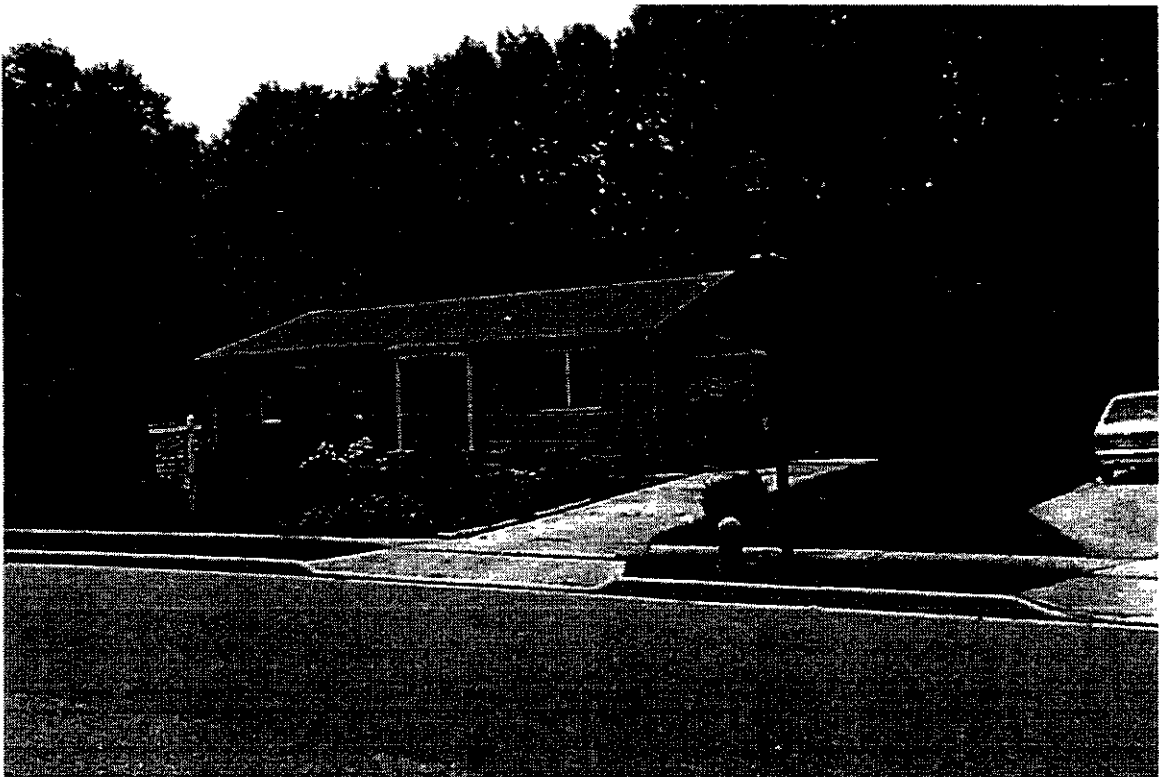
Prior Zoning Hearings:

NONE

Zoning Office USE ONLY!

reviewed by: RTL ITEM #: 2 CASE #: 99-2-A

99-2-A



6433 CLIFTON Forge circle

99-2-A



6435 CLIFTON Forge circle

99-2-A



6435 CLIFTON Forge Circle



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 2

Petitioner: Richard & Marty-Marie Lockie

Location: 6435 CLIFTON Forge Circle, Catonsville, md 21228

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Richard Lockie

ADDRESS: 6435 CLIFTON Forge Circle
Catonsville, md 21228

PHONE NUMBER: (410)-788-6067 (Home)
(410)-765-0048 (work)

AJ:ggs

(Revised 09/24/96)



Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

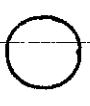
PROPERTY ADDRESS: _____

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: _____

plat book # _____, folio # _____, lot # _____, section # _____


OWNER: _____



North

date: _____
prepared by: _____

Scale of Drawing: 1" = _____

 North
Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Election District:

Councilmanic District:

1"=200' scale map#:

Zoning:

Lot size: _____ acreage _____ square feet

SEWER: ☐ public ☐ private

WATER: ☐ yes ☐ no

Chesapeake Bay Critical Area: ☐ yes ☐ no

Prior Zoning Hearings:

Zoning Office USE ONLY

reviewed by: _____ ITEM #: _____ CASE#: _____

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number ⁹⁹ ~~98~~ 002 -A Address 6435 Clifton Forge Circle
Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 7/1/98 Posting Date: 7/19/98 Closing Date: 8/3/98

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
- ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
- POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number ⁹⁹ ~~98~~ 002 -A Address 6435 Clifton Forge Circle
Posting Date: 7/19/98 Closing Date: 8/3/98
Wording for Sign: To Permit a side yard set back of 7.5' in lieu
of the required 10' and 18' sum of the side yards setbacks in
lieu of the required 25'.



#2

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	CATONSVILLE	S.W. I-G
DATE OF PHOTOGRAPHY JANUARY 1986		